

# Revitalization

## PROGRAM DESCRIPTION

In 1986, the Board of Supervisors authorized a Commercial Revitalization Program to set the stage to improve the economic health of mature commercial areas of the County by designating three revitalization areas. In 1995, these were joined by the Richmond Highway Corridor revitalization effort. In 1998, as part of the County's continuing revitalization efforts, the Board of Supervisors added three more revitalization areas, bringing the total number of Commercial Revitalization Areas to seven: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, the Richmond Highway Corridor, and Springfield. Each of the Revitalization Areas is subject to a special planning study and implementation is in different stages for each of the seven areas. The purpose of the studies is to identify actions including capital projects that would support the revitalization of these areas.

Revitalization is one part of an overall County strategy to bring about the economic rejuvenation of older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, it is hoped that these areas will become more competitive commercially, offer better services and improved shopping opportunities, and become viable candidates for private reinvestment.

### LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan has established a number of objectives and policies in order to:

- ✓ Establish or expand community reinvestment programs in older commercial areas (and their adjacent neighborhoods) which have experienced or are on the verge of experiencing economic or infrastructure decline.
- ✓ Conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.
- ✓ Sustain the economic vitality and quality of life in older commercial centers and adjacent neighborhoods by improving the economic climate and encouraging private and public investment and reinvestment in these areas.
- ✓ Eliminate the negative effects of deteriorating commercial and industrial areas. Revitalization efforts should work in concert with other community programs and infrastructure improvements and strive to foster a sense of place unique to each area, thereby contributing to the social and economic well being of the community and the County.

Source: 2003 Edition of the Comprehensive Plan, as amended

## CURRENT PROGRAM INITIATIVES

The last Commercial Revitalization Bond Referendum approved in 1988 included \$22.3 million for commercial revitalization projects in six areas of the County. The designated areas included Annandale, Baileys Crossroads, McLean, Springfield, the Richmond Highway Corridor, and Vienna. The bonds have funded public improvement projects that have been completed, are underway, or are in design. Projects were determined by the County and communities and include various types of improvements, such as: undergrounding utilities; roadway design and construction; streetscape improvements that consist of new brick sidewalks, street trees and plantings, street furnishings, signage, and bus shelters; and land acquisition. Since 1988, this program has been supported primarily by the bond proceeds. However, additional funding will be required to implement the public improvements projects identified by special studies, and to provide major incentives to private developers such as parcel consolidation and the construction of infrastructure in the seven Revitalization Areas. In addition, a portion of remaining 1988 funding for the Woodley-Nightingale project has been reallocated to partially fund revitalization efforts. A Neighborhood Improvement/Commercial Revitalization Bond Referendum is proposed for fall 2006.

Recent project accomplishments in the revitalization program include the completion of the design and construction of streetscape improvements in the Baileys Crossroads/Seven Corners Commercial Revitalization District. The Seven Corners Streetscape project provided street trees and plantings for five traffic medians in Route 7 at Seven Corners, near the Fairfax County – Falls Church boundary line. The Richmond Highway Façade Improvement Program has been initiated; the program provides matching grants to eligible commercial business and property owners to enhance the exterior appearance of their building and/or site. Construction of streetscape improvements is underway on John Marr Drive in the Annandale Revitalization District. Construction includes the installation of brick sidewalks, street trees and plantings, street furnishings, upgraded street lighting and undergrounding of utilities.

## CURRENT PROJECT DESCRIPTIONS

1. **Route 1 Streetscape.** \$1,640,000 for the design and construction of sidewalks, bus shelters, upgraded street lighting, street furniture and tree plantings along Route 1 between I-495 and the south end of Fort Belvoir.
2. **Springfield Streetscape.** \$3,180,000 for design and construction of sidewalks, upgraded street lighting, street furniture and tree plantings for streets in the Springfield Central Business District.
3. **Annandale Streetscape.** \$6,900,000 for the design and construction of sidewalks, upgraded street lighting, street furniture and tree plantings in the Annandale Central Business District.
4. **Baileys Crossroads Streetscape.** \$6,220,000 for the design and construction of sidewalks, upgraded street lighting, street furniture, and tree plantings along Columbia Pike from Carlin Springs Road to Route 7 and along Route 7 from Culmore Court to Columbia Pike.
5. **McLean Streetscape.** \$2,700,000 for the undergrounding of utilities and streetscape improvements in the public right-of-way within the McLean Central Business District along Chain Bridge Road and Old Dominion.
6. **Annandale Center Drive.** \$200,000 to provide streetscape improvements to Annandale Center Drive between Columbia Pike and John Marr Drive. The streetscape design has been completed and land acquisition is currently underway. The improvements will include brick sidewalks, and upgraded lighting. The new construction will tie into future improvements on John Marr Drive and Columbia Pike. A federal Economic Development Initiative (EDI) Special Project Grant is funding the improvements.

7. **Merrifield Suburban Center.** \$5,200,000 to fund the Fairfax County Park Authority's acquisition and development of new parkland in the Merrifield Suburban Center. The Park Authority is currently pursuing the purchase of several key parcels for public open space before they are redeveloped by the private sector. Due to the high cost of land in the Merrifield area, the Park Authority will need additional resources to fund the acquisition. In addition to \$2,000,000 of previously approved Park Authority bond funds, other sources of funding have been approved such as the reallocation of \$2,000,000 in funds from the 1988 Bond Referendum on Commercial and Redevelopment Areas.
8. **Kings Crossing Town Center.** \$1,883,000 to facilitate the future consolidation and redevelopment of land by a private developer in the Penn Daw area. A redevelopment plan and marketing materials have been designed for the proposed Kings Crossing Town Center. The Fairfax County Redevelopment and Housing Authority (FCRHA) proposes to offer, as an incentive to a potential developer, a \$1,308,000 reallocation of federal Community Development Block Grant (CDBG) funds. An amount of \$200,000 was approved in FY 2001 and an additional \$375,000 was approved in FY 2002 from the County General Fund for land acquisition, to develop design guidelines, and to actively market the project to developers. No additional County funds will be required for this project.
9. **Rogers Glen Development II.** \$7,000,000 for the construction of a mixed-use development within the McLean Central Business Center. The project includes 24 units of elderly housing, 8 units of retail, and a public parking garage to be constructed by a private developer. Some or all of the funding for this project is being transferred to the Lewinsville Expansion project. A private developer will provide additional funding for the project and no additional County funds are required.
10. **Annandale Multi-Cultural Community Center.** \$90,000 from a federal EDI Special Project Grant will fund predevelopment activities for the proposed multi-cultural center, which is located in the proposed Annandale Town Center. A study will be conducted to determine the feasibility of the center and estimate development costs. Other sources of funding need to be identified to follow-up on the recommendations from the study.
11. **Revitalization Initiatives.** This project provides for the continuation of revitalization activities including, marketing materials for countywide revitalization activities, consultant services, training and staff and administrative costs associated with the continuation of previously approved revitalization projects. This project will address program needs in conformance with area Comprehensive Plans for seven Revitalization areas: Bailey's Crossroads/Seven Corners, Annandale, Richmond Highway, Lake Anne, Merrifield, Springfield and McLean.
12. **Maintenance – Commercial Revitalization Program.** \$100,000 for recurring maintenance associated with Commercial Revitalization Program capital improvements. Maintenance projects include landscaping, mowing, trash pick-up, graffiti removal, and maintenance of bus shelters, bicycle racks, area signs, street furniture, and drinking fountains. Maintenance will be provided in four major revitalization areas in including: Annandale, Route 1, Springfield, and Baileys Crossroads.

**PROJECT COST SUMMARIES  
REVITALIZATION  
(\$000's)**

Project Title/ Project Number	Source of Funds	Anticipated to be Expended Thru FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	Total FY2005-FY2009	Total FY2010-FY2014	Total Project Estimate
1. Route 1 Streetscape / 008914	B	<i>1,170</i>	<i>250</i>	<i>220</i>				470		1,640
2. Springfield Streetscape / 008903	B	<i>1,960</i>	<i>1,000</i>	<i>220</i>				1,220		3,180
3. Annandale Streetscape / 008909	B	<i>4,350</i>	<i>1,400</i>	<i>600</i>	<i>550</i>			2,550		6,900
4. Baileys Crossroads Streetscape/ 008911	B	<i>4,380</i>	<i>1,500</i>	<i>340</i>				1,840		6,220
5. McLean Streetscape / 008912	B	<i>590</i>	<i>750</i>	<i>850</i>	<i>510</i>			2,110		2,700
6. Annandale Center Drive	F	<i>70</i>	<i>130</i>					130		200
7. Merrifield Suburban Center	X B	<i>0</i> <i>0</i>	1,200 <i>4,000</i>					1,200 4,000		5,200
8. Kings Crossing Town Center	G F	<i>575</i>	<i>1,308</i>					1,308		1,883
9. Rogers Glen Development II	F HTF X	<i>550</i> <i>1,924</i> <i>0</i>	<i>4,526</i>					4,526		7,000
10. Annandale Multi-Cultural Community Center	F	<i>0</i>	<i>90</i>					90		90
11 Revitalization Initiatives / 014010	G	<i>C</i>	<i>935</i>					935		935
12. Maintenance - Commercial Revitalization Program / 009422	G	<i>C</i>	<i>100</i>					100		100
<b>TOTAL</b>		\$15,569	\$17,189	\$2,230	\$1,060	\$0	\$0	\$20,479	\$0	\$36,048

**Key: Stage of Development**

	Feasibility Study or Design
	Land Acquisition
	Construction

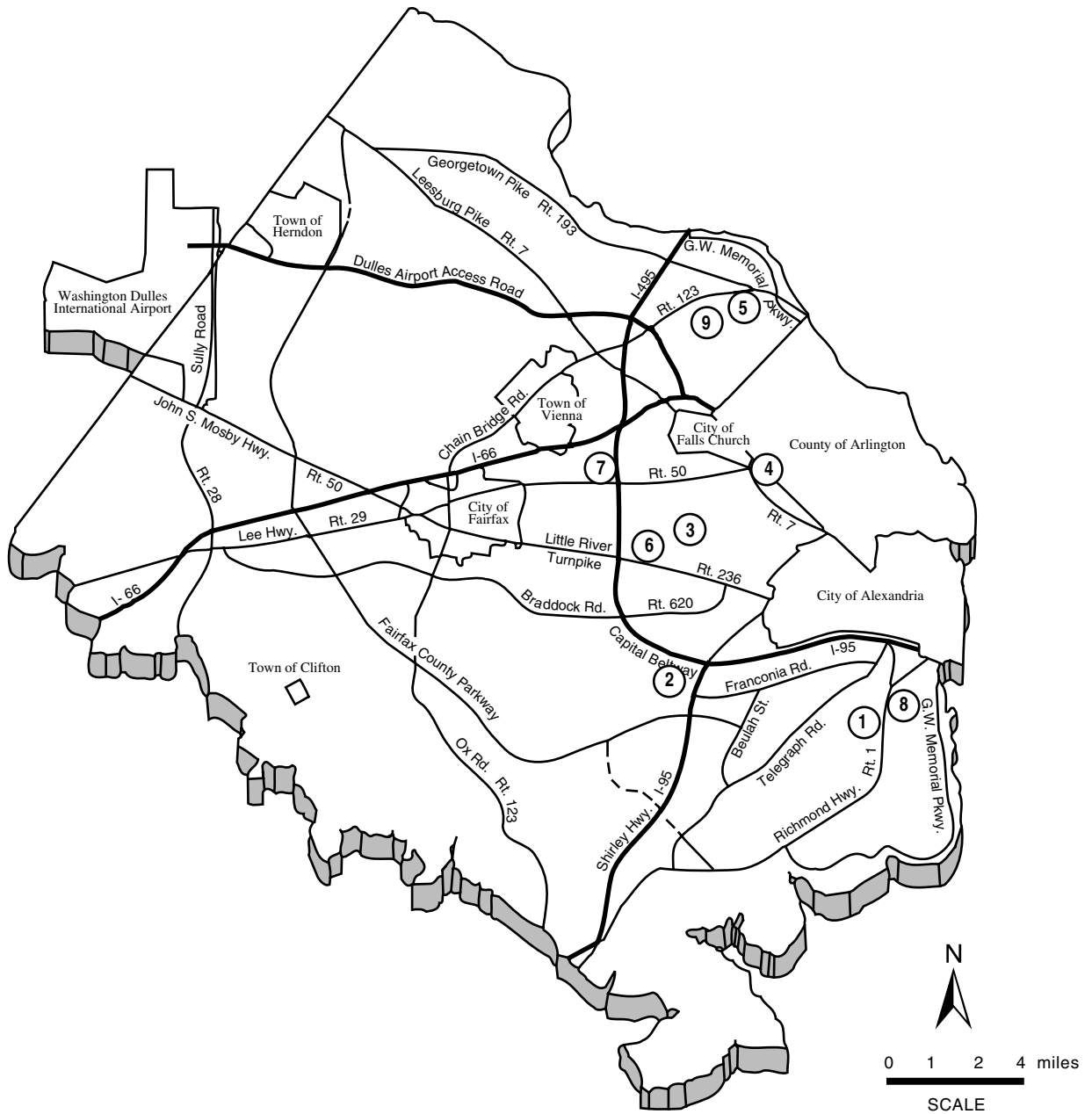
**Notes:**  
Numbers in bold italics represent funded amounts.  
A "C" in the Authorized or Expended Column denotes a continuing project.

**Key: Source of Funds**

B	Bonds
G	General Fund
S	State
F	Federal
X	Other
U	Undetermined
HTF	Housing Trust Fund
LRB	Lease Revenue Bonds

# Revitalization

## Location of CIP Projects



1. Route 1 Streetscape
2. Springfield Streetscape
3. Annandale Streetscape
4. Baileys Crossroads Streetscape
5. McLean Streetscape
6. Annandale Center Drive
7. Merrifield Suburban Center
8. Kings Crossing Town Center
9. Rogers Glen II

Note: Map numbers correspond to the project descriptions in the text and on the summary tables. Only CIP projects with selected fixed sites are shown on the map.